



Plan Commission Minutes  
April 6, 2020 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Members Present: Messrs. Larsen, Granlund, Seymour, Pederson, Gragert and Brenholt  
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Petrie, Allen and Ms. Ness

The meeting was chaired by Mr. Larsen

1. Rezoning (Z-1667-20) – TR-1A to C-3P & R-3P  
Certified Survey Map (CSM-6-20) – 4 lot CSM

Mr. Allen presented a request to recommend approval of a rezoning from TR-1A to C-3P and R-3P, to adopt the general development plan for commercial and apartment buildings and to approve the certified survey map located on the west end of Lorch Avenue, south of I-94. The general development plan has been revised from the previous application that was denied by the City Council in December 2019. The new proposal for Lorch Avenue would be extended with the north side for commercial development on one lot, senior living facilities for two lots and the south side for apartment development. The proposal has a variety of housing types with the highest density on the east end with four units on the west side. This agenda item will be considered at the City Council meeting on April 13<sup>th</sup>.

Mark Erickson with Everyday Surveying and Engineering noted the changes to this development proposal compared to the previous application. The newly proposed development plan shows the buildings in the phases and layout of the site with elevations of the proposed apartments. He noted the buildout of the phases over approximately the next 10 years.

Gunnar Hagen with HK Development noted that development lots north of Lorch Avenue are currently for sale and his group is interested. He noted his group is focused on building the apartments rather than the commercial lot or the senior facility lots.

Dean Frase, 7155 Highway 53, spoke in opposition of the request because of the amount of density and the amount of traffic that would be added to Lorch Avenue. He noted that as the owner to the west, he thinks less density would be more appropriate for the entire area.

Judi Moseley, Co-chair of JONAH Affordable Housing Task Force, noted support of the development with the added information of the proposed plan. She noted the previous proposal was not supported but with the changes, the task force can support the development.

Dr. Wolfgram noted support for the request because the project now includes 10% workforce housing within the dwelling units. She noted that the applicant provided multiple letters of support from his business neighbors who all support the proposed development. This area has employees that experience lower wages and this development would potentially allow the individuals to live within the area and be able to walk to work.

Mr. Seymour moved to recommend approval of the rezoning and CSM with staff conditions. Seconded by Mr. Granlund and motion carried.

2. Public Zoning (PZ-2004) – Xcel Energy Expansion

Mr. Petrie presented a request to recommend approval of a public zoning site plan for Xcel Energy expansion located on Black Avenue. This property is currently zoned P-Public and this

proposed site plan shows two buildings to be built. The service building will be approximately 29,700 square foot and the cold storage building will be approximately 9,000 square foot. The applicant is requesting a permanent waiver for gravel parking/storage area on the north and east side of the site. This request will be up for review by the City Council on April 13<sup>th</sup>.

Leonard Schreiber with Cedar Corporation spoke about that the service building which would be constructed first and followed by the cold storage building.

Dr. Wolfgram moved to recommend approval of the site plan with the conditions noted in the staff report. Mr. Brenholt seconded and motion carried.

3. Annexation (20-2A) – Town of Union

Mr. Allen presented a request to recommend approval of an annexation of vacant land from the Town of Union to the City of Eau Claire. This request is consistent with the comprehensive plan and water and sewer are available within the street. This request will be considered by the City Council at their April 14<sup>th</sup> meeting.

Mark Erickson with Everyday Surveying and Engineering noted that a rezoning and CSM will follow this annexation at a later date.

Mr. Pederson moved to recommend approval of the annexation. Mr. Brenholt seconded and the motion carried.

4. Final Condo Plat (P-5-17 Amd #3) – 222 Water Street Condominium 3<sup>rd</sup> Addendum

Mr. Petrie presented a request to recommend approval of the 3<sup>rd</sup> addendum for 222 Water Street Condominium. This addendum is to Unit 1 of the condo to include the parking lot on the east end of the building. The remaining condominium is staying the same along with the lot uses associated with the building.

The applicant, Sean Bohan with Advanced Engineering Concepts, had technical difficulty. Mr. Larsen moved this vote later in the agenda allowing the applicant to speak to this agenda item.

5. Preliminary Plat (P-5-20) – Comet Court Addition

Mr. Allen presented a request to approve a preliminary plat for Comet Court Addition. This preliminary plat creates eight single-family lots and all the proposed lots meet the R-1 zoning district standards. This land had two previous CSMs that dedicated the right-of-way of the road. The final plat will be reviewed at a later date.

Eric Knauf, American Land Surveying, spoke about this proposed plat and working on the details with the City for construction of the street.

Ms. Christopherson moved to approve the preliminary plat with staff conditions. Mr. Seymour seconded.

6. Site Plan (SP-2016) – Chippewa Valley Eye Clinic

Mr. Larsen moved this agenda item to later in the meeting because the applicant, Sean Bohan with Advanced Engineering Concepts, was experiencing technical difficulties.

7. Certified Survey Map (CSM-5-20) – 3 lot CSM

Ms. Ness presented a request for approval of a 3-lot CSM located on the southwest corner of S. Oakwood Hills Parkway and Oak Knoll Drive. The proposed CSM modifies the existing areas labeled as non-buildable for the creation of three lots for single family homes. Prior to 2018,

any disturbance of a slope greater than 20% required to request a Type IV amendment to the Sewer Service Area Plan. The process of requesting that amendment for such small disturbances was seen as arduous and time consuming. She noted the area will be 20% greater and the proposed homes are not within the area with the steepest slopes.

Eric Knauf with American Land Surveying noted that his client is looking to build three single family homes and that the existing lots are outlots within two different plats.

Mr. Seymour moved to approve the CSM. Mr. Pederson seconded and the motion carried.

4. A. Mr. Larsen returned to agenda item 4.

4. Final Condo Plat (P-5-17 Amd #3) – 222 Water Street Condominium 3<sup>rd</sup> Addendum

Sean Bohan with Advanced Engineering Concepts spoke on the agenda item. Mr. Bohan noted the condominium plat was to allow Unit 1 which is the eastern most commercial space to include the parking lot adjacent to be included within the space.

Ms. Christopherson moved to recommend approval of the condominium plat. Mr. Seymour seconded and the motion carried.

6. A. Mr. Larsen returned to agenda item 6.

6. Site Plan (SP-2016) – Chippewa Valley Eye Clinic

Mr. Petrie presented a request for approval of the site plan of Chippewa Valley Eye Clinic located at 2715 Damon Street. The proposed rebuild is a two-story 22,200 square foot building. The site plan shows 125 parking stalls with the potential to add an additional 31 stalls. The parking lot has four access points, two from London Road and two from Southtowne Road. The southernmost access point from London Road with the drive through for the dumpster enclosures appears to be unnecessary. This appears to add significant pavement to the site.

Sean Bohan with Advanced Engineering Concepts spoke about the proposed driveways and noted the existing site has three access points to the site. He noted that the southernmost driveway onto London Road could be eliminated.

Mr. Pederson moved to approve the site plan with staff conditions as noted in the report with the added conditions of the southernmost driveway on London Road be eliminated and a more direct sidewalk connection be added from the entrance to the public sidewalk on London Road. Mr. Seymour seconded and the motion carried.

8. Informational

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted the April 20<sup>th</sup> Plan Commission meeting lacks agenda items and can be canceled.

C. Additions or Corrections to Minutes. None.

9. Minutes

The minutes of the meeting of March 16, 2020 were approved.



Terry Pederson, Secretary